

**From: Greg Christiana, Arlington Town Moderator**  
**Subject: October 2023 Special Town Meeting Article 12 overview**  
**Date: October 22, 2023**

The following is the expected order of presenters prior to taking speakers from the speaker queues:

Arlington Redevelopment Board (ARB) - introduce the recommended vote  
Carl Wagner, TMM Precinct 15 - 2 amendments  
Josephine Babiarz, TMM Precinct 15 - 1 amendment  
John Worden III, TMM Precinct 8 - 2 amendments  
Chris Loreti, TMM Precinct 7 - 3 amendments  
Alex Bagnall, TMM Precinct 9; and James Fleming - 1 amendment  
Kristin Anderson, TMM Precinct 11 - 1 amendment  
Adam Lane, TMM Precinct 3 - 1 amendment  
Wynelle Evans, TMM Precinct 14 - 1 amendment  
John Leone, TMM Precinct 8 - 1 amendment

Before the Moderator takes speakers from the speaker queues, each proponent will have a single initial speaking slot in which to introduce all of their amendments and advocate for their position within the scope of the entire article, just as the ARB is granted one speaking slot to introduce the entirety of their recommended vote. Presenters may reference amendments from the list below, including amendments that have not yet been introduced. As specified in the Town Bylaws, speakers are limited to 7 minutes unless granted an extension by majority vote of the meeting before beginning their remarks.

Two speaker queues will be in effect for this article: (1) the live speaker queue and (2) the queue for requests submitted in advance by Town Meeting Members. The live speaker queue will function the same as past meetings using electronic handsets. Speakers will be selected from among the two queues at the Moderator's discretion, with the intention of providing the meeting opportunities to hear multiple viewpoints and for questions to be asked and answered.

The following is the expected order in which amendments will be voted following debate:

Wagner Amendment 1  
Babiarz Amendment  
Worden Amendment 1  
Loreti Amendment 1  
Bagnall-Fleming Amendment  
Anderson Amendment  
Lane Amendment  
Loreti Amendment 2  
Worden Amendment 2  
Loreti Amendment 3  
Wagner Amendment 2  
Evans Amendment  
Leone Amendment

Below is an outline of the ARB's recommended changes to the Zoning Bylaw and associated Zoning Map, annotated with amendments from Town Meeting Members. See amendments and the ARB's reports for official vote language.

- Amend Zoning Bylaw Section 2 "Definitions" by adding 4 definitions:
  - "As of Right Development"
  - "Multi-family Housing"
  - "Overlay District"
  - "Site Plan Review"
- Renumber Section 5.9 to 5.10 and insert a new Section 5.9 "Multi-Family Housing Overlay Districts Established Under Massachusetts General Laws Chapter 40A, Section 3A", with these subsections:
  - 5.9.1 "Multi-Family Housing Overlay Districts"
    - A. ...
    - B. ...
    - C. [Wagner Amendment 1 : if parcel in both MBMF and NMF, apply NMF provisions (not MBMF), drop parcel depth limit]
    - [D. Babiarz Amendment : add item D: limit as-of-right units in MBMF and NMF to 2,050 units, not including units complying with underlying zoning]
  - 5.9.2 "Purposes"
    - A. ...
    - ...
    - [I. Worden Amendment 1 : add item I: Inclusionary Housing Bylaw and requirements by regulators]
  - 5.9.3 "Site Plan Review"
  - 5.9.4 "Development Standards"
    - A. ...
    - ...
    - D. "Dimensional Requirements"
      - 1) ...
      - ...
      - 8) [Loreti Amendment 1 : require minimum landscaped open space is 15% of lot area]
      - 9)
      - 10) [Wagner Amendment 2 : remove reference to 5.9.4 E "Bonuses"]
        - "Max Height in Stories"
          - [Bagnall-Fleming Amendment : increase height limits in NMF]
        - "Max Height in Feet"
          - [Bagnall-Fleming Amendment : increase height limits in NMF]
          - [Loreti Amendment 2 : decrease height limits in MBMF]
        - "Minimum Front Yard Setback"
          - [Worden Amendment 2 : increase setbacks (previously 15') to 25' in R1, 20' in R2]
        - "Minimum Side Yard Setback"
          - [Worden Amendment 2 : add note: new structure at least 20' from structure on adjoining lot]
        - "Minimum Rear Yard Setback"
      - [ Wagner Amendment 2 : delete item E "Bonuses", re-letter the rest]
      - E. "Bonuses"
        - 1) ...
          - [Anderson Amendment : add requirements on 2nd floor commercial uses in MBMF]
          - [Lane Amendment : add MBMF height restrictions to qualify for 0-foot front setback]
          - [Loreti Amendment 2: decrease height limits in MBMF]
        - 2) ...
        - 3) summary: In MBMF, one additional story allowed for LEED Gold certified or equivalent if approved by ARB.
          - [Loreti Amendment 3 : delete item 3 (i.e. no extra story for LEED Gold or equiv), re-number the rest]
        - 4) ...
          - [Bagnall-Fleming Amendment : increase height limits in NMF]
          - [Lane Amendment: limit to buildings with minimum front yard setback of 15 feet]
          - [Loreti Amendment 2 : decrease height limits in MBMF]
      - end of Wagner Amendment 2 ]
      - ...
    - Zoning Map parcel lists:
      - NMF Overlay District map:
        - [Evans Amendment : Arlington Heights parcel list: remove 95 parcels, add 5 parcels]
        - [Leone Amendment : add 1 parcel on Winter St]
      - MBMF Overlay District map: ...